

Message Text

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UNCLAS DHAHRAN 1429

FOR FBO

E.O. 11652: N/A

TAGS: ABLD, ABUD, AFSP, SA

SUBJECT: ROOF REPAIRS TO CONSULATE GENERAL OFFICE BUILDING

REF: (A) DHAHRAN 1349, (B) DHAHRAN 1315

1. AS EXPLAINED REFTELS, POST IS REQUESTING SPECIAL M&R FUNDING TO COVER NECESSARY ROOF REPAIRS TO QUARTERS. POST HAD PLANNED TO COMPLETE REPAIRS BEFORE ONSET OF RAINY SEASON, WHICH NORMALLY FALLS IN LATTER PART OF NOVEMBER.

2. PLANS WENT AWRY WHEN UNEXPECTED TORRENTIAL DOWNPOUR OCCURRED EVENING OF NOVEMBER 8. AS HAS BECOME COMMONPLACE 343, CONGEN STAFF EXPERIENCED THEIR USUAL PROBLEMS WITH LEAKY ROOFS IN THEIR QUARTERS. THIS RAIN HOWEVER, BROUGHT A NEW SITUATION. DURING THE RAINSTORM IT BECAME APPARENT THAT ROOF OF CONGEN'S OFFICE BUILDING WAS SERVING AS SIEVE OVER THE TELECOMMUNICATIONS UNIT, C&R OFFICE, EXECUTIVE OFFICE OF THE CONSULATE GENERAL, FRAMEROOM OF TELEPHONE EXCHANGE, TELEPHONE SWITCHBOARD (POST IS PRESENTLY WITHOUT TELEPHONES), AND STORAGE ROOMS.

3. BRIEF EXPLANATION IS IN ORDER AS TO WHY, THIS YEAR, CONGEN OFFICE BUILDING IS EXPERIENCING ROOF PROBLEMS. BEGINNING IN SPRING OF 1976, THE ROCK QUARRY LOCATED ACROSS HIGHWAY FROM CONGEN HAS BEGUN AN AGGRESSIVE CAMPAIGN TO SUPPLY AGGREGATE FROM THE QUARRY TO NUMEROUS UNCLASSIFIED

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CONSTRUCTION PROJECTS IN THE DHAHRAN AREA. THIS BEING THE

CASE, THE CONGEN IS NOW EXPERIENCING TREMORS FROM THE DYNAMTIE BLASTING. APPARENTLY OLD WALLS AND ROOF OF BUILDING HAVE SETTLED MORE, LEAVING EXPOSED CRACKS ON THE ROOF, AND THUS PROVIDING AN AREA FOR WATER TO ENTER INTO OFFICE CEILINGS.

4. CONGEN OFFICE BUILDING IS ALSO OVER TWENTY-FIVE YEARS OLD, AND IS STARTING TO SHOW ITS AGE. APPROXIMATELY EIGHT YEARS AGO TILES WERE INSTALLED ON ROOF AND THEY ARE NOW CRACKED IN NUMEROUS PLACES.

5. AS EXPLAINED IN DHAHRAN 1349, RESOURCES ARE IMMEDIATELY AVAILABLE TO CORRECT THIS PROBLEM. GULF CONSTRUCTION COMPANY WAS SWIFTLY CONTACTED, DIRECTED TO INSPECT ROOF AREA, AND PROVIDE PRICE QUOTATION. ROOF AREA IS 650 SQUARE METTERS AND COMPANY HAS QUOTED A PRICE OF \$12.75 PER SQUARE METER TO SPARY THE ENITE ROOF WITH MIRCOAT COATING. TOTAL COST OF REPAIRS WILL BE \$8,300.

6. CONSEQUENCES OF DELAY: COMMUNICATIONS FACILITIES (TCU AND C&R) WILL AGAIN SUSTAIN SEVERE WATER DAMAGE, WHICH PRESENTS HAZARD TO COMMUNICATIONS EQUIPMENT. ALSO, WHEN COMMUNICATIONS EQUIPMENT IS OPERATED, THERE IS POSSIBILITY OF AN EMPLOYEE BECOMING INJURED OR INCAPACITATED AS A CONSEQUENCE OF SHORT CIRCUITS. WITH EQUIPMENT OUR OF SERVICE BECAUSE OF WATER DAMAGE, POST CANNOT COMMUNICATE WITH DEPARTMENT AND OTHER POSTS IN NORMAL MANNER.

7. COST OF MAINTENANCE AFTER COMPLETION OF THIS PROJECT WILL BE NEGLIGIBLE. UTILIZING MIRCOAT, COATING CONTRACTOR GUARANTEES THAT THIS TYPE OF REPAIR WILL LAST TEN YEARS. REQUEST THIS PROJECT TOGETHER WITH PROJECT COVERING REPIRS TO RESIDENTIAL QUARTERS ROOFS BE APPROVED ASAP, SO THAT POST IS NOT AGAIN CAUGHT IN SITUATION DESCRIBED ABOVE AND IN REFTELS.
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